



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4007.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1999	1,824	80,110
FOP	164	30	1999	49	2,152

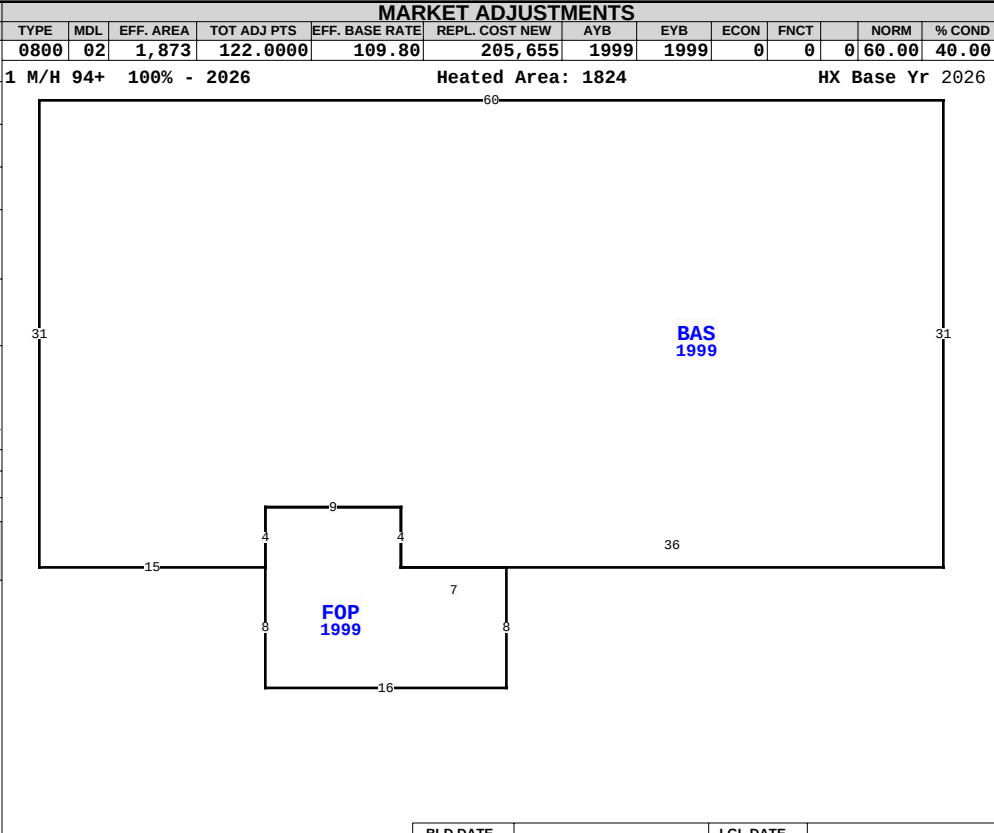
TOTALS	1,988			1,873	82,262
--------	-------	--	--	-------	--------

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	4	8			32.00	SF	10.00				64	
2	1242	WD DECK A	0	100	12	14			168.00	SF	10.00				336	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0005



95082 PLUM LOOP, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																400
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-----

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,262
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		190,662
SOH/AGL Deduction		0
ASSESSED VALUE		190,662
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,251
TOTAL JUST VALUE		190,662
NCON VALUE		71,878
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982501	MH MOVE-ON	0	12/01/1998
94-323	MH MOVE-ON	3,500	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2791/1304	5/30/2025	WD	Q	I	03	135,000
GRANTOR: MACDONALD HANNAH ELIZ						
GRANTEE: DANESE GINO & PATRI						
2351/1927	3/25/2020	QC	U	I	11	100
GRANTOR: MACDONALD RONALD E						
GRANTEE: MACDONALD HANNAH EL						

BUILDING NOTES

--

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S31 E15 FOP=[YR=1999] S8 E16 N8 W7 N4 W9 S4\$ N4 E9 S4 E36 N31\$.